152.0	0009	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	779,200 / 779,200
					USE VALUE:	779,200 / 779,200
					ASSESSED:	779,200 / 779,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SYLVESTER DEBRA/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	144 EAST BORDER RD
Street 2:	
Twn/City:	MALDEN
St/Prov:	MA Cntry: Own Occ: N
Postal:	02148 Type:

PREVIOUS OWNER

Owner 1:	WOODCOCK MARION T -
Owner 2:	-
Street 1:	95 GRAND VIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .225 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1922, having primarily Vinyl Exterior and 1218 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9809.000	204,200	3,600	571,400	779,200
Total Card	0.225	204,200	3,600	571,400	779,200
Total Parcel	0.225	204,200	3,600	571,400	779,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 639.74 | /Parcel: 639.74

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0009-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	204,200	3600	9,809.	571,400	779,200		Year end	12/23/2021
2021	101	FV	196,400	3600	9,809.	571,400	771,400		Year End Roll	12/10/2020
2020	101	FV	196,400	3600	9,809.	571,400	771,400	771,400	Year End Roll	12/18/2019
2019	101	FV	176,400	3600	9,809.	535,700	715,700	715,700	Year End Roll	1/3/2019
2018	101	FV	176,400	3600	9,809.	442,800	622,800	622,800	Year End Roll	12/20/2017
2017	101	FV	176,400	3600	9,809.	407,100	587,100	587,100	Year End Roll	1/3/2017
2016	101	FV	176,400	3600	9,809.	371,400	551,400	551,400	Year End	1/4/2016
2015	101	FV	175,500	3600	9,809.	364,300	543,400	543,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOODCOCK MARION	72320-433		3/12/2019	Convenience	100	No	No		
	11363-578		7/27/1967			No	No		Curtis R Woodcock dod 12/16/2009

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/1993	409	Manual	2,682					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2018	MEAS&NOTICE	BS	Barbara S
1/15/2009	Meas/Inspect	336	PATRIOT
11/23/1999	Meas/Inspect	268	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9809		Sq. Ft.	Site		0	80.	0.73	9									571,417						571,400	

Total AC/HA: 0.22518 | Total SF/SM: 9809 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 571,417 | Spl Credit | Total: 571,400

PRINT

Date	Time
12/30/21	13:31:49

LAST REV

Date	Time
04/24/19	12:10:27

mmcmakin

PAT ACCT. 11967

User Acct

101286

GIS Ref

GIS Ref

Insp Date

05/02/18

!11967!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	101286
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	17 - Fake	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	133.637
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	277403
Depreciation:	73234
Depreciated Total:	204169

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

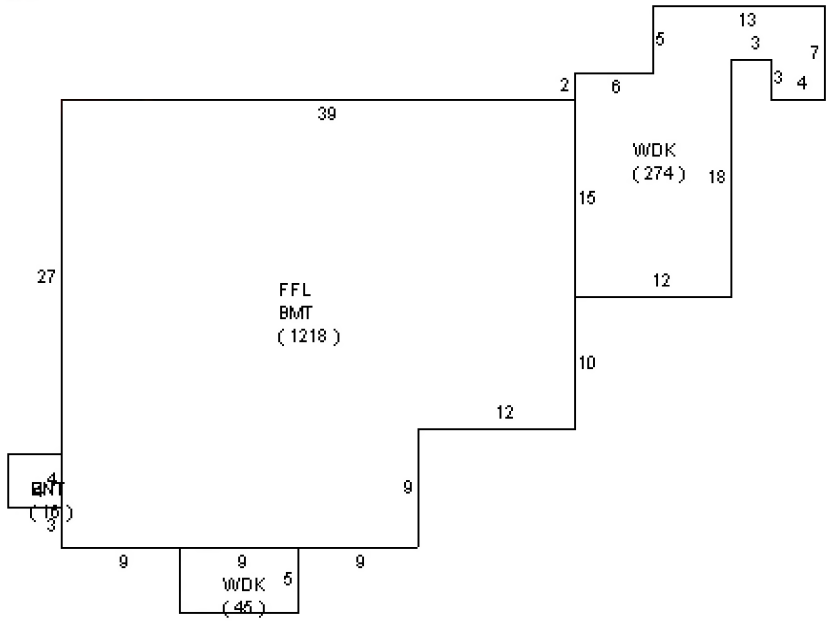
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	133.64
Special Features:	0	Val/Su Net:	73.69
Final Total:	204200	Val/Su SzAd	167.65

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,218	40.090	48,831
FFL	First Floor	1,218	133.640	162,769
WDK	Deck	319	9.040	2,885
ENT	ENTRY	16	26.130	418

Net Sketched Area:	2,771			Total:	214,903
Size Ad	1218	Gross Area	2771	FinArea	1218

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 152.0-0009-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	F	FR	1940	19.75	T	50	101			3,600			3,600

More:	N	Total Yard Items:	3,600	Total Special Featues:		Total:	3,600

IMAGE

AssessPro Patriot Properties, Inc